

Table A-Summary of proposed changes to Chapter 24, Article I-In General

Ordinance Section	Proposed changes	Reason
Section 24-1. Short Title	N/A	N/A
Section 24-2. Definitions	Revise existing definitions and introduce new definitions	Refer to memorandum for discussion.
Section 24-3. Purpose of chapter; zoning map	(b)(1)-“To provide for adequate light, air, convenience of access and safety from fire, flood, <i>impounding structure failure</i> , and other dangers.	Amend this section of the ordinance in accordance with State Code.
Section 24-4. Exclusive nature of the chapter	N/A	
Section 24-5. Zoning administrator; administration and enforcement of chapter	N/A	
Section 24-6. Duty of those authorized to issue licenses and permits to conform to chapter	N/A	
Section 24-7. Administrative fees	Remove all sections pertaining to fees from the ordinance.	Refer to memorandum discussion.
Section 24-8. Certificate of occupancy	Substitute “ zoning administrator ” for “ <i>building official</i> ”	The building official is the agent responsible for issuance of certificate of occupancies in James City County.
Section 24-9. Special use permits	N/A	
Section 24-10. Public hearing required	N/A	
Section 24-11. Special use permit requirements for certain commercial uses; exemptions	Refer to Commercial Districts	N/A
Section 24-12. Revocation of special use permits	N/A	N/A
Section 24-13. Amendment of chapter	Update text	Amend this section of the ordinance in accordance with State Code
Section 24-14. Construction and severability of provisions	N/A	N/A

Ordinance Section	Proposed changes	Reason
Section 24-15. Purpose of this article	N/A	N/A
Section 24-16. Proffer of conditions	N/A	N/A
Section 24-17. Enforcement and guarantees as to conditions	N/A	N/A
Section 24-18. Records	N/A	N/A
Section 24-19. Petition for review of decision	N/A	N/A
Section 24-20. Amendments and variations of conflicts	N/A	N/A
Section 24-21. Relation of section to other laws	N/A	N/A
Section 24-22. Penalties; sanctions, injunctive relief, fines	N/A	N/A
Section 24-23. Submittal requirements	(a)(2) " A water and sewer impact study for all projects with and anticipated average daily flow greater than 30,000 gallons , <i>15,050 gallons</i> and/or for proposed residential projects containing 100 <i>50</i> lots or more."	Per the request of JCSA staff in order to comply with current JCSA regulations.
Section 24-23. Submittal requirements	(b)(2) Include master plan submittal requirements for all sections of the ordinance, including R-4, PUD, R&T, MU, and EO	This change is proposed in order to better organize information which is similar but currently found under separate sections of the ordinance.

Table A -Summary of proposed changes to Chapter 24, Article III-Site Plan

Ordinance Section	Proposed changes	Reason
Section 24-142. Statement of intent	N/A	N/A
Section 24-143. When site plans required	Include an exemption to when site plans are required to be submitted	Refer to memorandum for discussion
Section 24-144. Pre application conference and submission of conceptual plan	N/A	N/A
Section 24-145. Site Plan submittal requirements	(d) Delete “ If the submitted site plan does not have an approved conceptual plan, as set forth in section 24-144, then the site plan shall be reviewed by the commission under the requirements of section 24-148”	Submittal of a conceptual plan is not a requirement prior to submittal of a site plan. Staff proposes to delete sub article d of Section 24-145.
Section 24-146. Public access to site plan	N/A	N/A
Section 24-147. Criteria for review	N/A	N/A
Section 24-148. Procedure for commission review of site plans	N/A	N/A
Section 24-149. Procedure for review of site plans by the commission’s designee (s)	N/A	N/A
Section 24-150. Procedures for administrative review of site plans	N/A	N/A
Section 24-151. Review criteria generally	N/A	N/A

Ordinance Section	Proposed changes	Reason
Section 24-152. Term of validity for preliminary approval	N/A	N/A
Section 24-153. Submittal of revised site plan generally	N/A	N/A
Section 24-154. Reserved	N/A	N/A
Section 24-155. Action upon completion of review of revised site plan	N/A	N/A
Section 24-156. Term of validity of final approval	N/A	N/A
Section 24-257. Amendment of approved site plans	N/A	N/A
Section 24-158. Final “as-built” plans required	N/A	N/A
Section 24-159. Compliance with site plan required	N/A	N/A
Section 24-160. Administrative review fees	Delete reference to section 24.7 Administrative Fees	Removal of Section 24-7 from the Zoning Ordinance